



**Staff Report**

Author: Kimberly Barlett, Senior Planner  
 Department: Development Services  
 Subject: 2<sup>nd</sup> Reading- Zoning Map Amendment  
 Meeting Date: June 2, 2026  
 Application: CU-26-12

Existing Zoning: AR-1 (Agricultural Residential, 5 acres)  
 Proposed Zoning: B-2 (General Commercial)

Map & Parcel: 401-39

Parcel Size: 4.64 acres

Applicant/Owner: Anthony & Marsha Adams  
 506 Morgan Cemetery Road  
 Clys, GA. 31303

Commissioner District: Third District

Location: 7229 GA Hwy 119 North & 129 Tuckasee King landing Road  
 Clys, GA 31303

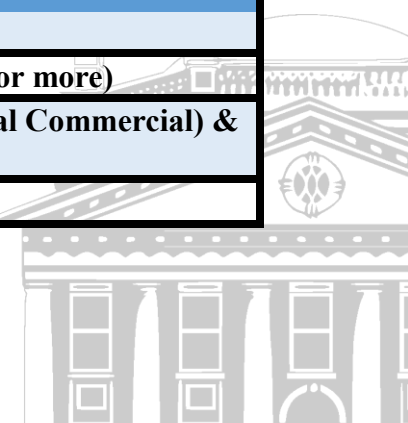
**Existing Land Use and Zoning:**

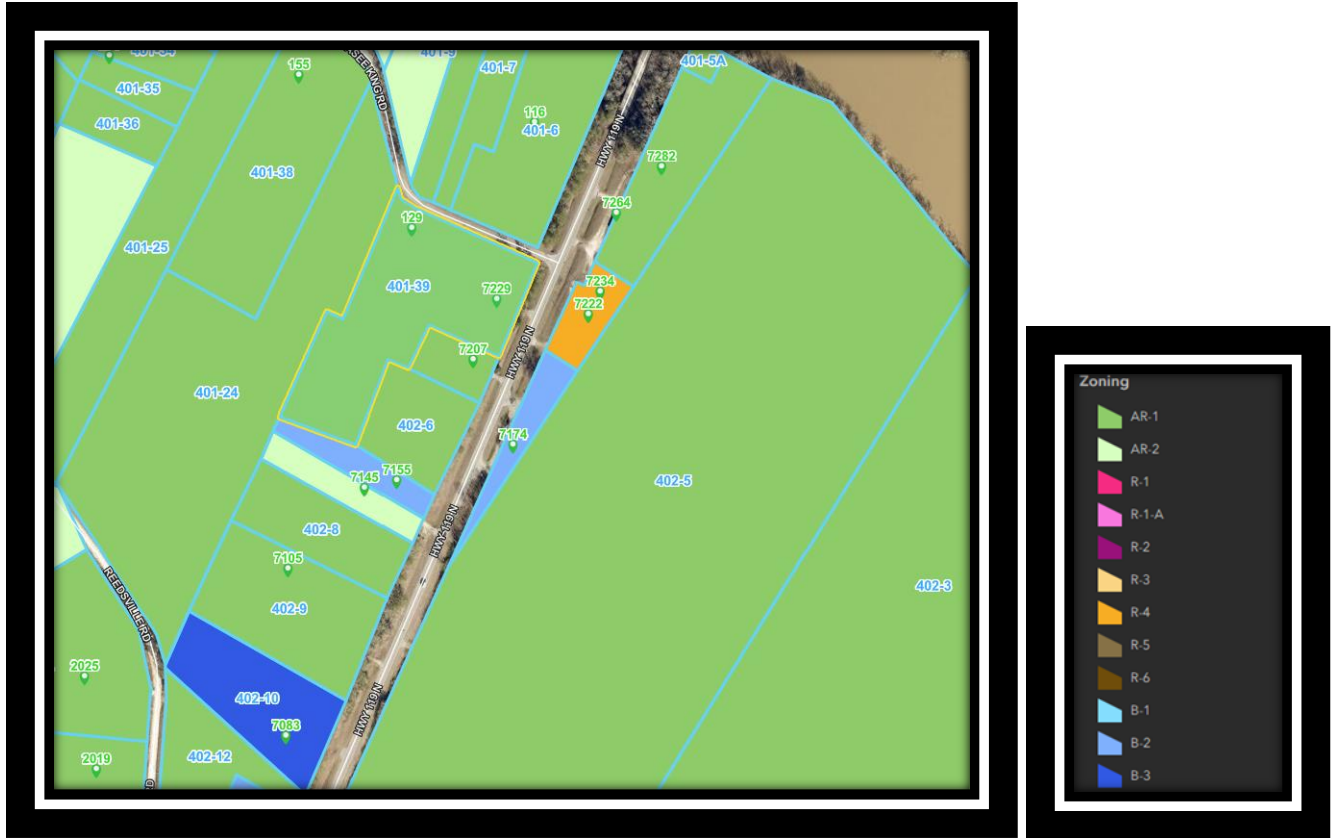
The applicant is requesting a Conditional Use approval associated with a proposed rezoning of approximately 4.64 acres from **AR-1 (Agricultural Residential; 5 acres)** to **B-2 (General Commercial)** to allow the outdoor screened storage in the B-2 zoning district.

The property is currently developed with one existing single-family residence and a mix of wooded and partially cleared land.

The surrounding area reflects a predominantly rural residential pattern, with limited commercial and industrial uses concentrated along Highway 119 North.

Surrounding Neighborhood
<b>North: AR-1 (Agricultural Residential; 5 acres)</b>
<b>South: B-2 (General Commercial) &amp; AR-2 (Agricultural – Residential, 1 acre or more)</b>
<b>East: R-4 (Planned Manufactured Home Community Districts) &amp; B-2 (General Commercial) &amp; AR-1 (Agricultural Residential; 5 acres)</b>
<b>West: AR-1 (Agricultural Residential; 5 acres)</b>





**Project Summary/Proposed Request:**

The applicant is requesting a **Conditional Use** to allow for outdoor screened storage for boats and RV storage. The property consists of approximately 4.64 acres, and the proposed commercial use will occupy the larger portion of the parcel following rezoning to B-2 General Commercial. The facility will provide outdoor parking spaces for boats, recreational vehicles, trailers, and similar equipment.

The facility will operate as a gated storage property with controlled access for customers. Entry will be managed through a secure keypad or electronic gate system, allowing only registered customers to access the property.

***2.441 Screened storage yard.** An outdoor area used for storing materials, equipment, or goods, which is partially or fully enclosed by a physical barrier (such as a fence or screening material) to restrict visibility and provide security. This type of storage is often used for construction materials, vehicles, industrial equipment, or waste*

**Proposed Use and Operations:**

The layout of the site will include:

- Designated parking rows for boats, RVs, and trailers

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- Gravel surface
- Boat storage area: Typical space dimensions are 12' x 35' at a 60-degree angle.
- 35' wide main drive aisles for easy towing and maneuvering
- RV storage area: Spaces will be provided along the east side for RVs and larger units. Typical space: 12' x 50'.
- 6-foot high chain link fence with privacy slats along the road frontage and adjacent properties.
- **Boat spaces: 60**
- **RV spaces: 14**
- **Total Spaces- 74**

**Buffers:**

- The west side of the property would be required to have a 30ft buffer
- The south side of the property would be required to have a 15 ft buffer
- Front a min 10-foot landscaped buffer.
- East side of the property, 30 ft buffer

- Internal drive lanes for safe vehicle movement
- Perimeter fencing for security
- Controlled gated entry
- Minimal lighting for safety and security

The storage facility will operate as a low-traffic, low-impact business. Customers are expected to visit the site only to drop off or retrieve stored equipment, resulting in minimal daily traffic.

The Conditional Use request is being submitted to allow the development of a secured boat and recreational vehicle (RV) storage facility on the property following the proposed B-2 commercial rezoning.

The parcel contains sufficient acreage to accommodate organized storage areas, internal drive lanes, and appropriate buffering from adjacent properties. The facility will be designed with perimeter fencing, controlled gate access, and maintained parking rows to ensure the property remains orderly and secure.

The proposed use is expected to generate minimal traffic, as customers will typically visit only to store or retrieve their boats or recreational vehicles. No repair work, vehicle dismantling, or industrial activity will occur on the site.

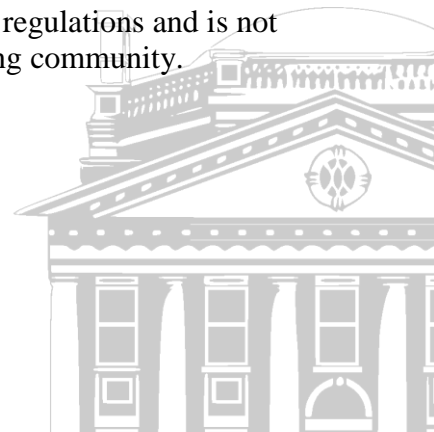
Due to the property's location along Highway 119 and its proximity to recreational waterways, the facility will provide a convenient storage option for local residents while maintaining compatibility with surrounding land uses.

The project will be developed and maintained in a manner consistent with County regulations and is not expected to adversely impact the public health, safety, or welfare of the surrounding community.

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# HIGHER DENSITY BOAT & RV STORAGE FACILITY CONCEPT PLAN

Effingham County, Georgia

## 1 SINGLE GATE ENTRY

Keypad access or card entry.  
Wide entrance for boat trailers with pull-in area.  
Gate does not back up to the road.

## 2 BOAT STORAGE AREA

Gravel storage lot for boats on trailers.  
Typical space:  
12' x 35'  
(60° angle)

## 3 DRIVE AISLES

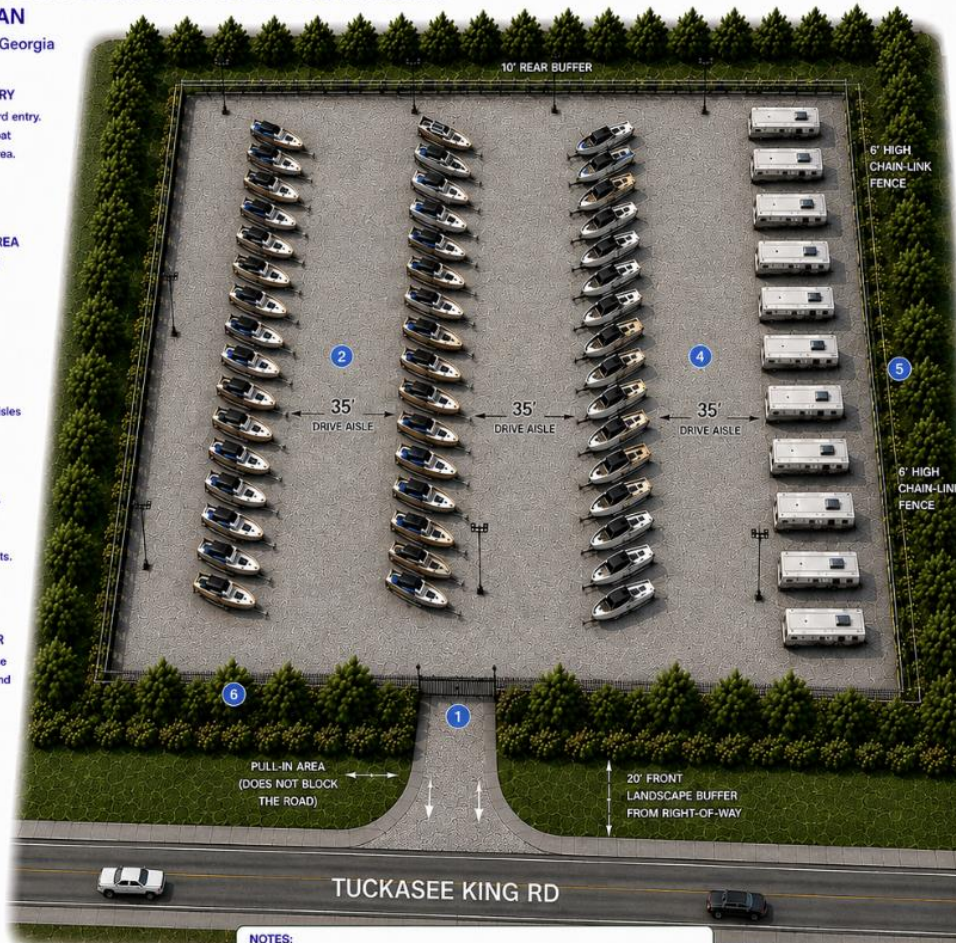
35' wide main drive aisles for easy towing and maneuvering.

## 4 RV STORAGE AREA

Pull-through spaces along the east side for RVs and larger units.  
Typical space:  
12' x 50'

## 5 SECURE PERIMETER

6' high chain-link fence along road frontage and adjacent properties.



### NOTES:

- Layout designed to meet Effingham County setback and buffer expectations.
- Buffers, fencing, and landscaping reduce visibility and impacts to adjacent properties.
- No office or customer parking keeps traffic and intensity low.
- Final layout will be adjusted to meet county requirements and site conditions.

### TYPICAL FEATURES



SECURE GATED ACCESS  
6' HIGH CHAIN-LINK FENCE



BOAT STORAGE (60° ANGLE)  
6' HIGH CHAIN-LINK FENCE



6' HIGH CHAIN-LINK FENCE  
WITH PRIVACY SLATS (OPTIONAL)



WIDE DRIVE AISLES (35')



NIGHT LIGHTING  
(DOWNWARD & INWARD)

### FACILITY SUMMARY (EST.)

- Boat Spaces: -60
- RV Spaces: -14
- Total Spaces: -74
- Surface: Gravel
- Access: Single gated entrance
- Use: Outdoor boat & RV storage (no office / no customer parking)

## Facts and Findings:

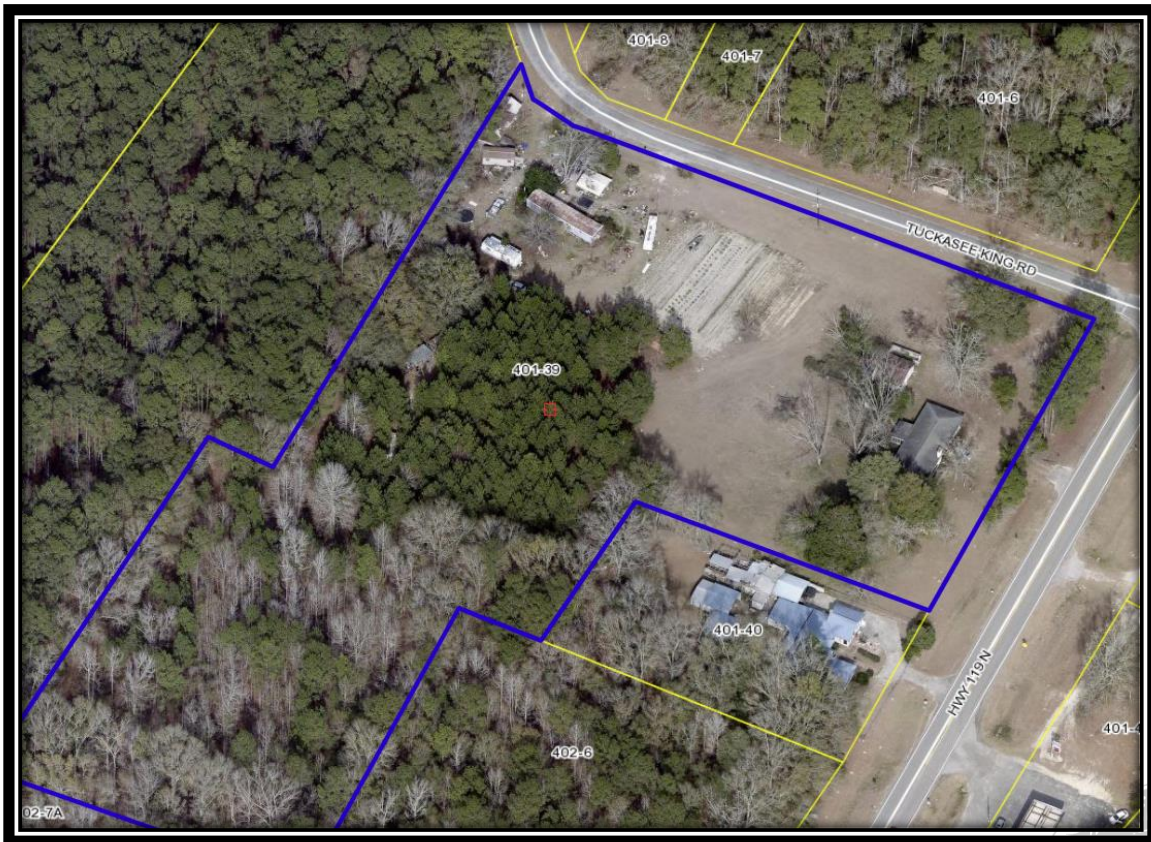
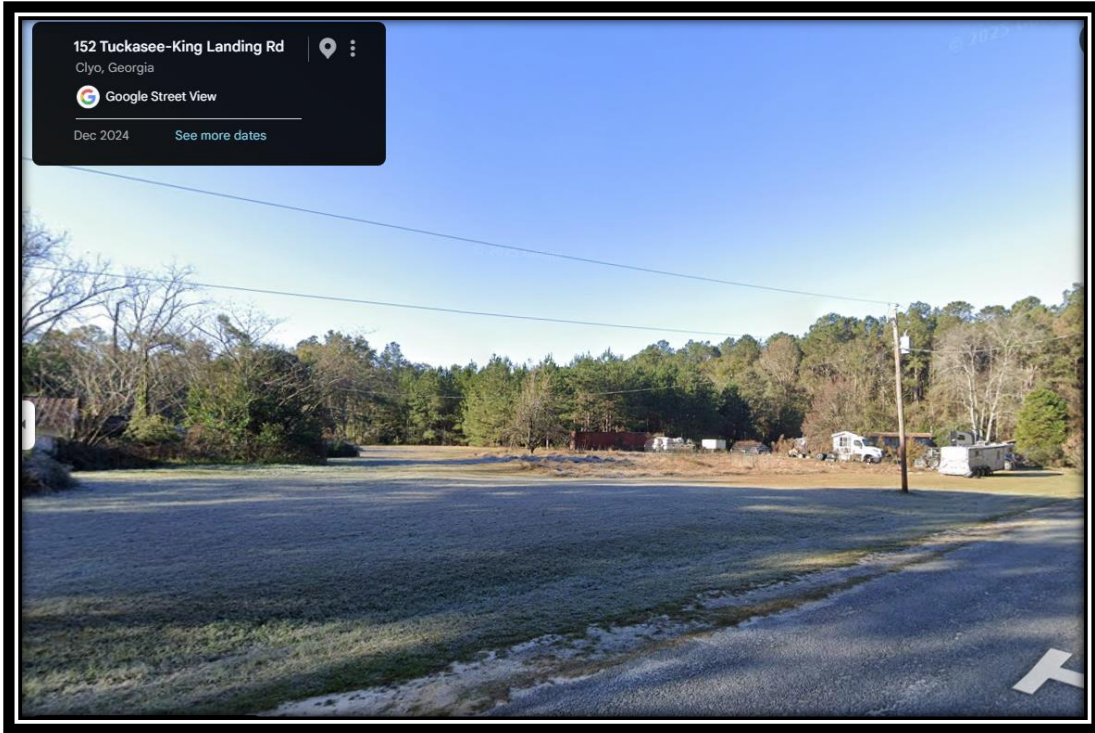
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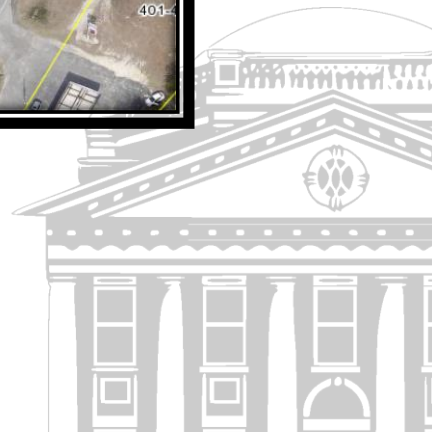


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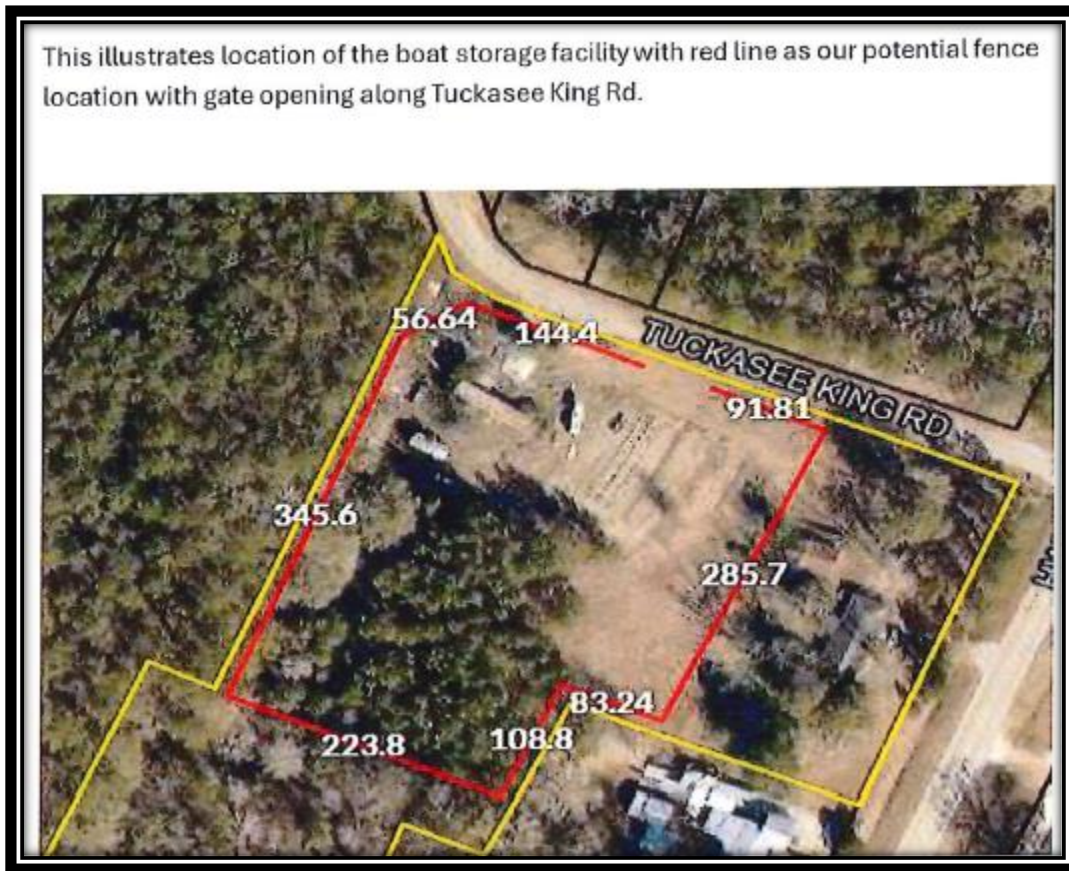
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## Site Characteristics

The subject parcel contains **4.64** acres and includes clear and wooded land. The previous residence on the property has been demolished. Access is provided directly from Tuckasee King Road. The parcel does contain **wetlands**, but no identified **floodplain or environmental constraints** based on County GIS mapping. Only the front acres will be developed, and wetlands will be maintained in the rear of the property.



## Surrounding Development Pattern

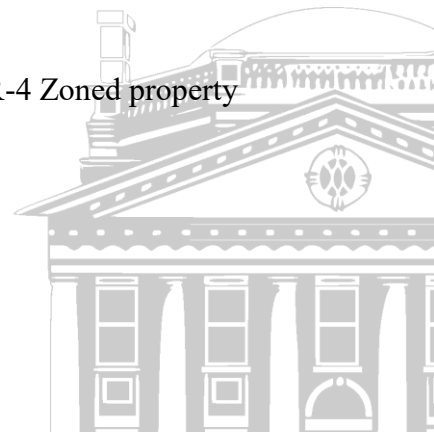
The surrounding area reflects a predominantly rural residential pattern, with limited commercial and industrial uses concentrated along Highway 119 North.

- Along Highway 119 North, east of the property is a gas station (B-2) and R-4 Zoned property
- East of the property is an industrial-zoned log export yard

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- To the South is B-2 & B-3 zoned property – no active business
- Surrounding the property are rural residential and agricultural tracts

### Zoning Context

The subject property is currently zoned AR-1. The applicant is requesting rezoning to **B-2**, which permits a wide range of business activities serving the general public and is typically intended for moderate- to high-intensity commercial use compatible with surrounding businesses.

Pursuant to Effingham County Code of Ordinances **Section 4.1A – Permitted Use Table**, outdoor screened storage requires a Conditional Use approval within the B-2 district. Therefore, Conditional Use approval is required for the proposed activity.

	AR-1	AR-3	AR-2	R-1	R-1-A	R-2	R-3	R-4	R-5	R-6	B-1	B-2	B-3	PD	I-1	LI	HI	FH	CP	11 - Appendix C - Article II - Definitions
Furniture and Related Products	C													C	P	P	P			2-22
<b>Chemicals, and Metals, Machinery, and Electronics</b>																				
Petroleum and Coal Products														C			C			2-38
Chemicals, Plastics, and Rubber Products														C			C			2-94
Nonmetallic Mineral Products														C	P	C	P			2-355
Primary Metal Manufacturing														C			P			2-397
Machinery Manufacturing														C			P			2-309
Electrical Equipment, Appliance, and Components Manufacturing														C			P			2-163
Transportation Equipment, Automobiles, etc.														C			P			2-512
Asphalt Plant														C			P			2-35
Permanent Concrete Plant														C			P			2-116
Temporary Concrete Plant (on-site construction only)														C	P	C	P			2-117
<b>Miscellaneous Manufacturing</b>																				
Jewelry and Silverware												C	C	C	C	P	P	P		2-259
Dolls, Toys, Games, and Musical Instruments												C	C	C	C	P	P	P		2-505
Office Supplies, Inks, etc.												C	C	C	C	P	C	P		2-339
Signs (Sign Shops)												C	C	C	C	P	P	P		2-153
<b>Wholesale Trade Establishment</b>																				
Durable Goods														C	C	P	P	P		2-153
Nondurable Goods														C	C	P	P	P		2-353
<b>Warehouse and Storage Services</b>																				
Warehouse Facilities														C	P	P	P			2-530
Cold Storage Facilities														C	P	C	P			2-106
Flex Space (Total Sqft 25,000)/Retail Front													C	P	C	C	C			2-196
Data Center														C	P	C	P			2-537
Enclosed/Mini Storage/ self-storage												C	C	P	C	P	P	P		2-169
Screened/Outdoor Storage												C	C	P	C	P	P	P		
Shipping Container Storage & Stacking												C	C	P	C	C	C			2-151

### Infrastructure and Services

The property is served by a **private well and septic, consistent with the** surrounding development.

**Road Routes:** Tuckasee King Road is classified as a local road located east of GA Hwy 119 North, a designated truck route, and a minor arterial roadway within Effingham County.

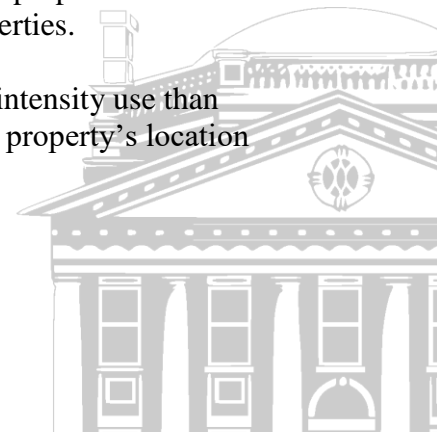
### Compatibility with Surrounding Area

The proposed use is expected to generate minimal traffic. The storage yard will contain a maximum of seventy-four (74) boat and RV storage spaces. Due to the property’s proximity to nearby waterways, the facility is expected to serve the surrounding community by providing convenient storage opportunities for recreational vehicles and boats. Given its location and low-intensity nature, the proposed business is not anticipated to create significant visual or operational impacts on adjacent properties.

The proposed **B-2 zoning for the 4.6-acre commercial tract** represents a higher intensity use than typically envisioned under the Agricultural-Residential designation. However, the property’s location

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along **Highway 119**, where limited commercial development already exists, suggests the corridor may support small-scale commercial uses serving nearby rural residents.

### Intensity of Use

The scale and operational characteristics of the proposed business represent a higher intensity use than typically envisioned under the Commercial designation, particularly due to the scale of outdoor storage and operational characteristics associated with outdoor commercial storage uses.

### Comprehensive Plan:

The parcel is designated **Agricultural** area on the **Future Land Use Map (FLUM)**. This category supports low-density residential development that is compatible with nearby agricultural uses. The intent is to ensure residential development patterns that are compatible with surrounding densities, building types, and established neighborhoods characterized by low intensity development, larger lots, low pedestrian orientation and access, with a sizable amount of open space, and with a high degree of separation and deep setbacks. (Effingham County 2020-2040 Joint Comprehensive Plan, pg. 36).



### Recommendation

Based on the findings above, staff finds that the proposed Conditional Use is compatible with surrounding land uses and consistent with the intent of the B-2 zoning district. The Future Land Use

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Map designates the property as Agricultural, which is generally inconsistent with commercial zoning classifications. While the requested zoning represents a more intensive commercial classification than is typically envisioned under this designation, the proposed low-impact use is not anticipated to adversely affect the public health, safety, or welfare of the surrounding community. If approved, the request should be subject to the following stipulations:

1. **An Effingham County Occupational Tax Certificate (business license) shall be obtained and kept in good standing.**

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